



STATE ENVIRONMENTAL QUALITY REVIEW  
DRAFT SCOPING DOCUMENT

for the

New York State Life Sciences Public Health Laboratory  
Wadsworth Center, New York State Department of Health  
W. Averell Harriman State Office Building Campus Albany, New York

**Date:** March 6, 2024

**Lead Agency:** Dormitory Authority of the State of New York  
515 Broadway  
Albany, New York 12207-2964

**Applicant:** New York State Department of Health  
Wadsworth Center  
Empire State Plaza  
Albany, New York 12237

Pursuant to the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), as well as the implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”) and the SEQRA regulations at Part 97 of Title 10 of the N.Y.C.R.R., which collectively set forth the requirements for the *State Environmental Quality Review* (“SEQR”) process, the Dormitory Authority of the State of New York (“DASNY”) intends to prepare a targeted Draft Environmental Impact Statement (“DEIS”) for the Proposed Project described below.

In addition to SEQRA, the Proposed Project is also being reviewed in conformance with the New York *State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law* (“PRHPL”) as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). Additionally, the Proposed Project will be reviewed in conformance with the *State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”).

DASNY, as lead agency, has determined that the Proposed Action described below may have the potential for at least one significant adverse environmental impact and that a DEIS will be prepared. The purpose of this *Draft Scoping Document* is to provide

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an opportunity for involved agencies, interested agencies, and the public to review and comment on the scope of work for the DEIS.

Scoping is the process by which the issues to be addressed in the DEIS are identified. The scoping process focuses the DEIS on the potentially significant adverse environmental impacts; eliminates non-significant and non-relevant issues; identifies the extent and quality of information needed; identifies the range of reasonable alternatives to be discussed; provides an initial identification of mitigation measures; and provides the public with an opportunity to participate in the identification of impacts.

**Title of Action:** New York State Life Sciences Public Health Laboratory  
**SEQR Status:** **Type I Action – 6 N.Y.C.R.R.** Part 617.4(b)(6)(i) and 617.4(b)(6)(v)  
**Review Type:** Coordinated Review

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## **INTRODUCTION**

The Dormitory Authority of the State of New York (“DASNY”) has received a request from the New York State Department of Health (“NYSDOH”) (the “Applicant”) to construct the New York State (“NYS”) Life Sciences Public Health Laboratory. For the purposes of *State Environmental Quality Review* (“SEQR”), the Proposed Action would consist of DASNY’s approval of a construction application filed pursuant to Section 2802 of the *Public Health Law* (“PHL”) that would consist of NYSDOH’s plan to centralize and consolidate existing operations of the Wadsworth Center that are currently located in five separate facilities located in the Capital Region.

The Proposed Action would result in the construction of a new, purpose-built, state-of-the-art Life Sciences Public Health Laboratory building and accessory surface parking lot (the “Proposed Project”). The Proposed Project would foster innovation and collaboration at the Wadsworth Center facility, and between the Wadsworth Center and outside partners, contributing to broader life sciences initiatives in the Capital Region.

## **Description of the Wadsworth Center**

The Wadsworth Center is the public health laboratory for the State of New York. Since its origins in 1901, developing communicable diseases treatments, to its establishment in 1914 as the Department of Health’s Division of Laboratories and Research, the Wadsworth Center has grown to become one of the nation’s preeminent state public health laboratories, providing a broad range of highly technical and specialized diagnostic, surveillance, and research activities as well as laboratory certification and educational programs, all directed towards protecting the health and well-being of the citizens of New York State. The Wadsworth Center played a central role in combating the COVID-19 pandemic and is a leader in the development and application of new public health technologies. Pioneering applied and basic public health research and development done at the Wadsworth Center has broad public health impact well beyond the state of New York, frequently impacting the establishment of national and international standards for public health policy and practice.

The Wadsworth Center is organized into one administrative, one operational, four scientific (Environmental Health Sciences, Genetics, Infectious Diseases, Translational Medicine), and one regulatory Division, all under the overall supervision of the Director’s Office. Programs within these Divisions cover a broad range of public health activities, including:

- Division of Environmental Health Sciences
  - Asbestos
  - Cannabis Reference
  - Chemical Defense

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- Clinical Biomonitoring
- Emerging Contaminants
- Environmental Biology
- Food Defense
- Inorganic Chemistry
- Nuclear Chemistry
- Organic Chemistry
- Trace Elements
- Division of Genetics
  - Newborn Screening
- Division of Infectious Diseases
  - Arbovirology
  - Bacterial Diseases
  - Biodefense
  - Bloodborne Viruses
  - Clinical TB
  - Diagnostic Immunology
  - Mycotic Diseases
  - Parasitic Diseases
  - Rabies
  - Viral Diseases

Scientists at the Wadsworth Center study ongoing public health issues, including drug resistance to emerging infections, environmental exposures, and basic biological processes that contribute to human health and disease; and they employ modern methods, such as biomarkers of exposure and state-of-the-art technologies. As the state's public health reference laboratory, the Wadsworth Center responds to urgent public health threats as they arise; develops advanced methods to detect microbial agents and genetic disorders; and measures and analyzes environmental chemicals.

Research scientists at the Wadsworth Center investigate a wide range of topics important to advancing knowledge in public health science, including:

- Bacterial Drug Resistance
- Cellular and Molecular Structural Analysis

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- Exposome and Biomonitoring
- Microbial Molecular Genetics
- Microbial Pathogenesis and Host Immunity
- Public Health Genomics
- Zoonotic and Vectorborne Diseases

The Wadsworth Center's Division of Laboratory Quality Certification administers a comprehensive series of laboratory licensure programs, including the Clinical Laboratory Evaluation Program and the Environmental Laboratory Approval Program, among many others.

The Wadsworth Center also trains the next generation of scientists through programs for doctoral, master's, and undergraduate students, as well as specialized training for postdoctoral fellows and others. Many scientists at the Wadsworth Center have academic appointments in the State University of New York at Albany's School of Public Health, and graduate students in the Departments of Biomedical Sciences and Environmental Health Sciences perform their dissertation research in Wadsworth Center laboratories.

The existing Wadsworth Center laboratories and facilities are located in five separate locations across the Capital Region, with a current total of approximately 800 personnel. The five existing facilities are:

- Griffin Laboratory, 5668 State Farm Road (NYS Route 155), Slingerlands;
- Biggs Laboratory, Empire State Plaza, Corning Tower, Albany;
- David Axelrod Institute, 120 New Scotland Avenue, Albany;
- Life Sciences Innovation Building, 150 New Scotland Avenue, Albany; and
- Western Avenue Offices, Albany.

### **Purpose and Need**

The Wadsworth Center's existing laboratory facilities are antiquated and past their useful lifespans. The buildings at the Griffin Laboratory site are 50 to 90 years old, and the Biggs Laboratory at the Empire State Plaza is over 50 years old. The aging infrastructures at these sites require substantial on-going maintenance to keep operational, and it is difficult to meet the ventilation, temperature, and electrical requirements needed to operate a modern laboratory. The David Axelrod Institute is over 30 years old. Its design is outdated, making it difficult to configure spaces for modern instrumentation and workflows. The failing infrastructure and outdated design of its current laboratories makes it increasingly difficult for the Wadsworth Center to meet the needs of a modern public health laboratory and to fulfill its critical public health mission.

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The Proposed Project would consolidate laboratory operations of the Wadsworth Center from the current five locations into one new, world-class, state-of-the-art laboratory that would provide many benefits, including:

- Improved preparedness for future public health emergencies
- Enhancements necessary to meet emerging public health threats
- Improved efficiencies in public health testing
- Attract and retain world-class scientists
- Improved competitiveness for research funding
- Reduced costs of operations, maintenance, training, and security
- Increased personnel efficiency
- Enhance life sciences initiatives in the Capital Region

The Proposed Project would contain flexible laboratories spaces that can be adapted quickly to respond to public health emergencies. In addition, bringing all the Wadsworth Center's Divisions under one roof would facilitate synergies that can lead to new discoveries and scientific breakthroughs. The co-location of scientists and researchers in one advanced laboratory facility would also support and cultivate industry collaborations and enhance the Wadsworth Center's ability to continue to study critical public health issues, such as drug resistance to emerging infections, environmental exposures, and biological processes that contribute to human health and disease.

In February 2019, the New York State Public Authorities Control Board approved the Urban Development Corporation's request for a life sciences laboratory public health initiative plan for the location of a public health laboratory on the Harriman Campus. In addition, commensurate with the importance of the Wadsworth Center, New York State's 2023–2024 budget included approximately \$1.7 billion to fund the proposed new laboratory.

#### **Project Site**

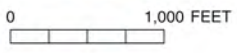
The Project Site is approximately 27-acres on the southeastern portion of the approximately 330-acre W. Averell Harriman State Office Building Campus ("Harriman Campus") at 1220 Washington Avenue in western Albany (see **Figures 1 through 3**). The Harriman Campus was largely developed during the 1950s and 1960s and includes 16 New York State Government office buildings in a campus-like setting. The Harriman Campus is roughly bounded by Washington Avenue to the north, Western Avenue to the south, the University of Albany to the west, and New York State Route 85 to the east.

The Project Site previously contained structures that were part of the campus, but those structures have been demolished and the site is now vacant. The Project Site currently



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

-  *Project Site*
-  *Wadsworth Center Laboratory Facilities*

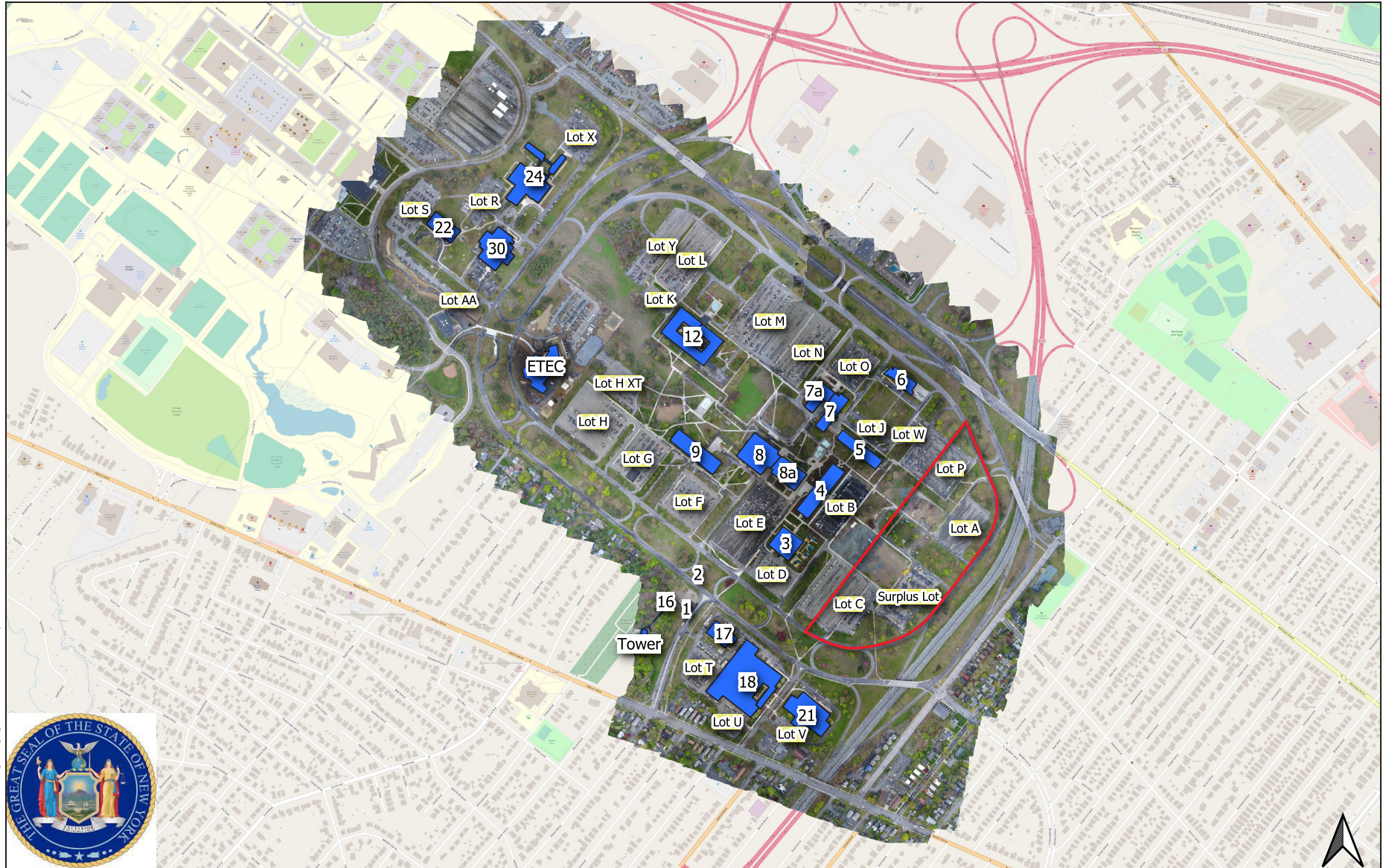


- Project Site
- W. Averell Harriman State Office Building Campus



Project Location  
Figure 2





Source: [www.ogs.ny.gov/harrimanmap](http://www.ogs.ny.gov/harrimanmap)



 Project Site

W. Averell Harriman State Office Building Campus

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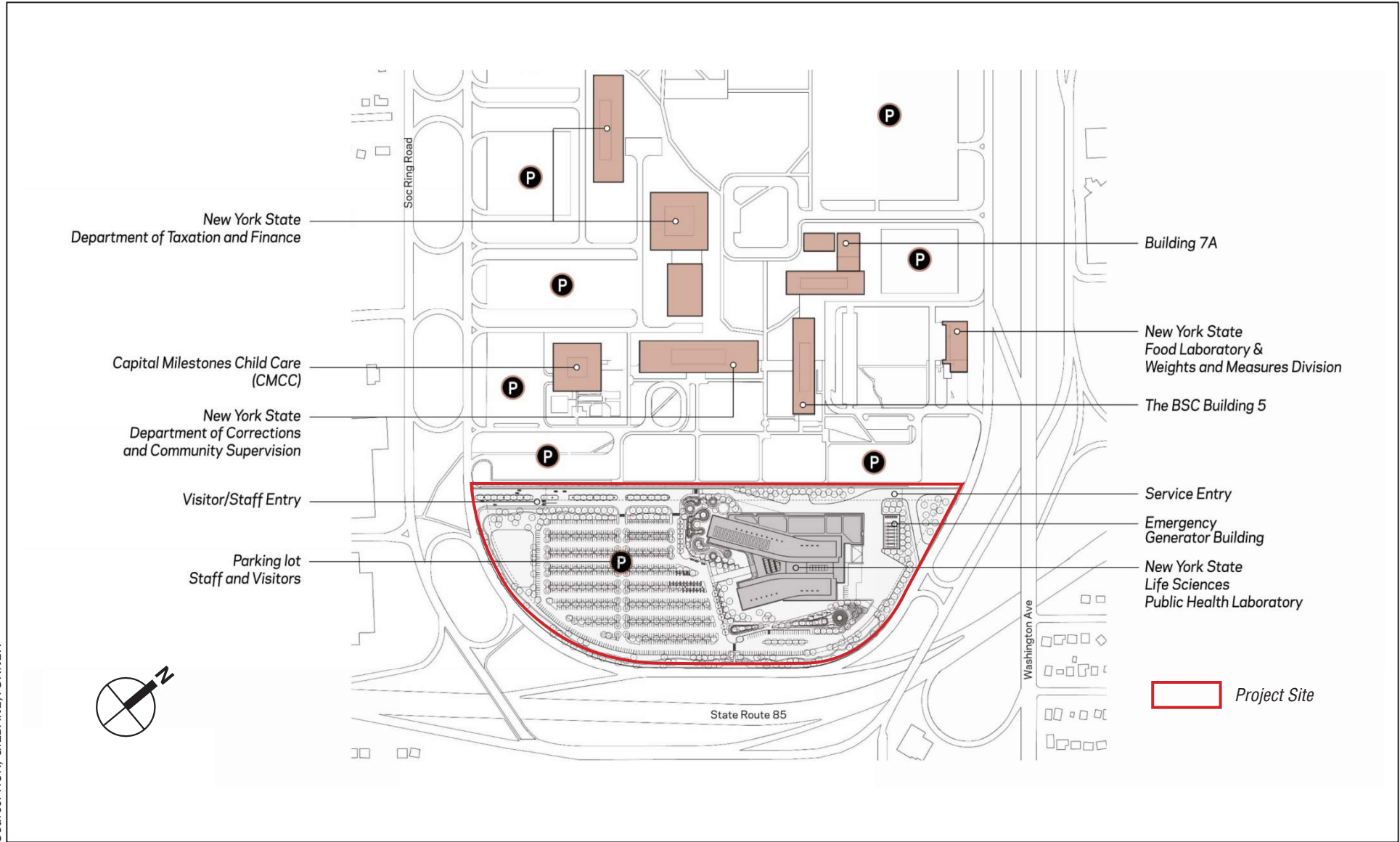
contains paved and unpaved areas and is used partially for campus parking as well as a closed portion used by contractors working on other portions of the Harriman Campus.

#### **Proposed Project**

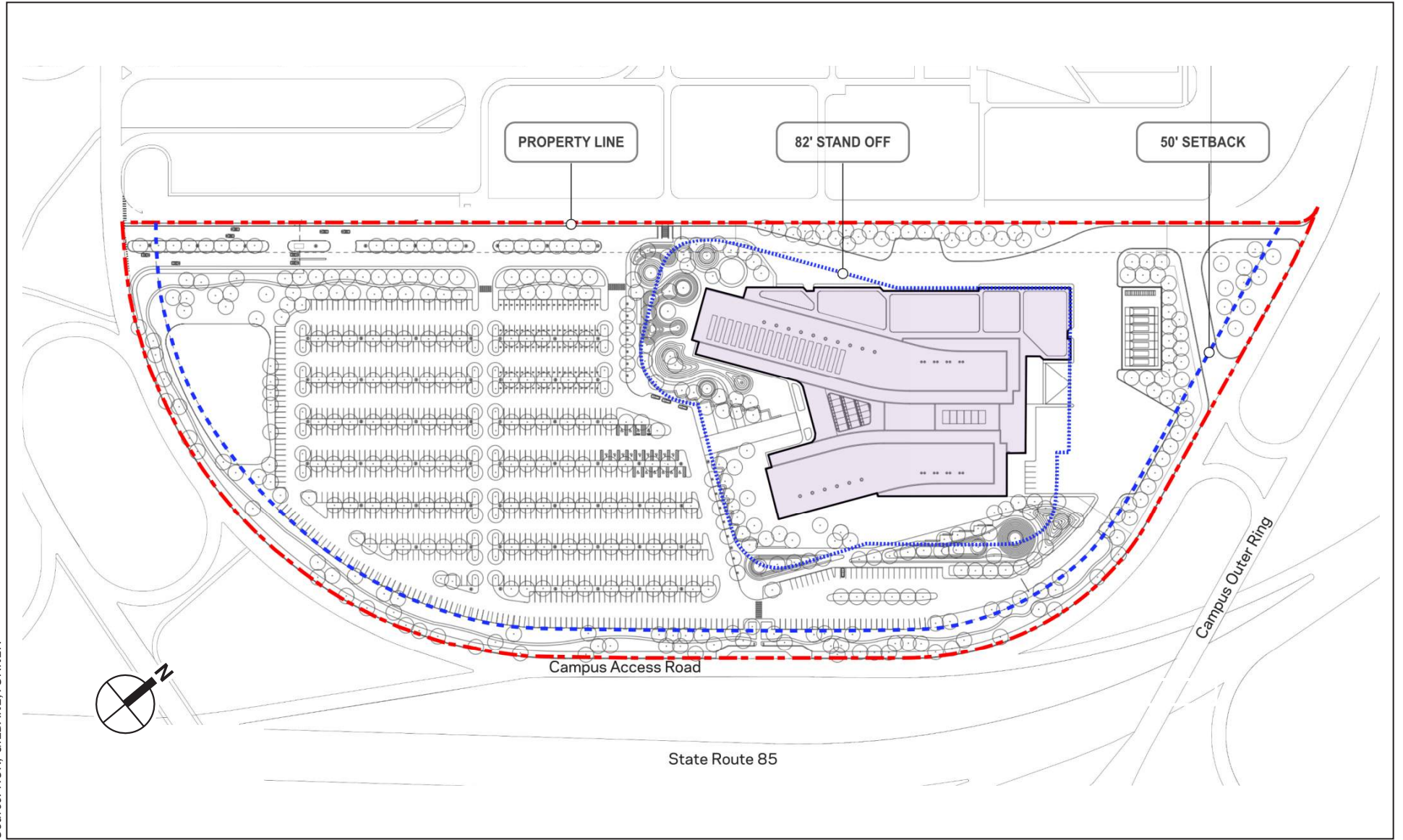
NYSDOH proposes to redevelop the Project Site with a new, four-story (plus mechanical floor) state-of-the-art laboratory building containing approximately 647,000 gross square feet (“gsf”) and a surface parking lot with approximately 930 parking spaces (see **Figures 4 and 5**). The Proposed Project would centralize and consolidate the existing operations of the Wadsworth Center within a new purpose-built, state-of-the-art Life Sciences Public Health Laboratory building that would maximize resources in support of public health testing, collaborative research, and learning opportunities. The design of the Proposed Project seeks to address several challenges: satisfy optimal program adjacency goals in the context of a large number of programs spread across four large floor plates; develop an efficient laboratory organizational model that maximizes staff interactions and promotes collaboration; establish close adjacencies between laboratories and workstations; and limit travel distances throughout the building while also promoting circulation and connectivity to enhance opportunities for spontaneous interactions. Laboratory spaces would be designed with mobile, modular casework to provide maximal flexibility to meet current needs while maintaining the ability to be easily and rapidly reconfigured to adapt to future public health needs as they evolve. In addition, the laboratory would be designed to provide a flexible system for the distribution of the varied support services that are needed to operate a modern, cutting-edge public health laboratory.

As shown in **Figures 2 through 5**, the new building would be sited on the eastern portion of the Project Site, with parking to the west. As currently contemplated, the building is being designed with a “hub and spoke” plan with a centralized hub containing an atrium, vertical circulation, and spaces for collaboration. Two spokes would extend from the hub and would contain four stories of laboratories, associated office space, and other support programs, plus a full mechanical floor. The primary entrance for staff and visitors would be from the Campus Access Road on the west side of the new building, which would be oriented toward the parking lot and on-site walkways. Loading and service access would be provided at the northeast portion of the Project Site. A single-story extension of the facility beyond the footprint of the laboratory spaces would extend to the northeast towards the service entrance, allowing direct access to the loading docks.

The new facility is being designed to include all the varied types of spaces needed for the Wadsworth Center to fulfill its public health mission, including biology and chemistry laboratories, biocontainment laboratories, particulate clean rooms, light and electron microscopy imaging laboratories, and vivariums. Laboratory support spaces would also be provided, including biochemistry and immunology instrumentation laboratories, a glassware cleaning facility, environmental rooms, a warehouse, a large freezer storage



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



 Project Site

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area, and facilities management maintenance and repair shops. The building is also being designed to contain a Central Utilities Plant. Amenity spaces are anticipated to include offices, conference rooms, classrooms, collaboration spaces, a large auditorium, kitchenettes, and a cafeteria. A separate emergency generator building would be located northeast of the main facility.

NYSDOH is committed to incorporating principles of sustainability and wellness into the Proposed Project consistent with Executive Order 22 (“EO-22”). The focus is on an integrated design approach that would optimize building performance, reduce greenhouse gas emissions, reduce water usage, minimize waste, and maximize human health and the experience within the facility. The Proposed Project is being designed to achieve Leadership in Energy and Environmental Design (“LEED”) v4/4.1 Silver certification.

The Project Site is being designed to have a 50-foot setback from the Campus Access Road which would preserve many of the existing trees on the Project Site, while providing space for a landscaped privacy buffer along the perimeter of the Project Site. The Project Site design would provide approximately 930 parking spaces and also include an approximately 82-foot setback from all facades of the building as a security zone that would include walkways and landscaping. As currently envisioned, the perimeter of the 'front' westward facing two-thirds of the Project Site would have a pedestrian-height, black aluminum picket fence that would demarcate the property line of the Proposed Project, and the 'back' eastward facing one-third of the Project Site would have the same style perimeter fence but at anti-scale security height to protect critical infrastructure.

The Proposed Project is expected to begin in 2024 and construction would last for approximately 69 months, therefore, for the purposes of the environmental review, a 2030 analysis year is assumed.

As noted above, the existing Wadsworth Center laboratories are located in five separate facilities across the Capital Region. Currently, there are no specific, reasonably foreseeable plans to re-tenant or reuse these sites. Therefore, potential changes to the existing Wadsworth Center facilities once the Proposed Project is operational will not be evaluated in the DEIS, although it is expected that existing employees would be transferred from these current locations into the new combined facility, resulting in reductions in traffic and other environmental impacts at those five existing locations.

### **Required Approvals**

The Proposed Project requires the approvals listed in **Table 1** below. The governmental agencies responsible for those approvals are “Involved Agencies” or “Interested Agencies” pursuant to SEQRA.

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**Table 1**  
**Required Approvals**

<b>Agency</b>	<b>Approval/Review</b>
DASNY	Construction permitting
NYS Department of State	New York State Uniform Fire Prevention and Building Code variance
NYS Office of General Services / NYS Department of Transportation	Roadway modifications (if any)
NYS Department of Environmental Conservation	SPDES General Permit for Stormwater Discharges from Construction Activity Potentially NYS Air Registration or Air Facility Permit Potentially approvals related to geothermal wells
OPRHP	Section 14.09 Historic Resources review
City of Albany	Connections to City of Albany sanitary sewer and water lines, stormwater approvals

**Potential Environmental Impacts**

DASNY’s Positive Declaration indicated that the Proposed Project, when compared to the SEQR criteria of environmental effect listed in Section 617.7 of the SEQR regulations, may have the potential for significant adverse impacts on the environment.

The Project Site is a previously disturbed site, located on the Harriman Campus, which is primarily comprised of underutilized surface parking lots. It is bounded by a significant transportation network. The Proposed Project would not involve the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources. It would not impair the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of Title 6 nor would it impair the character or quality of important historical, archeological, or architectural resources. The Proposed Project also would not cause a substantial change in the use, or intensity of use of the Harriman Campus, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses and would not create a material conflict with the community’s current plans or goals as officially approved or adopted.

Accordingly, DASNY has determined that the Proposed Project does not have the potential for significant adverse impacts to geological features, surface water, groundwater, flooding, plants and animals, agricultural resources, aesthetic resources, historic and archeological resources, open space and recreation, critical environmental areas, consistency with community plans and community character.

DASNY further determined that there is the potential for adverse environmental impacts relative to the following, which will be addressed further in the DEIS:

- stormwater management,

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- community facilities,
- solid waste and recycling,
- water supply,
- sanitary wastewater,
- traffic and transportation,
- potential changes to existing air quality, including potential climate change impacts,
- potential noise impacts, primarily from construction,
- the use, quantity, and type of energy, and
- human health.

Notwithstanding its targeted finding of significance, because a DEIS will be prepared, DASNY also determined that it would further discuss additional environmental resource categories such as local land use, zoning, and public policy as well as aesthetic resources and the existing community or neighborhood character in the DEIS to ensure that the public had sufficient opportunity to comment on the Proposed Project.

Based on DASNY's Positive Declaration, the following section sets forth a scope of work for a targeted EIS.

#### **Required Elements of the DEIS**

Each subject area covered in the DEIS will be presented in individual chapters describing existing conditions, potential impacts of the Proposed Project, and mitigation measures for any significant adverse impacts identified. Each chapter will include a brief introduction, identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. An Executive Summary describing the Proposed Project and all significant adverse impacts identified will also be included. The current conditions on the Project Site will be considered the existing conditions throughout the technical analyses. The "build year" for the Proposed Project will be the expected first year of full occupancy and operation.

As required by SEQRA, the DEIS will also contain the following elements outlined below:

- A description of the Proposed Project and its environmental setting;
- A statement of the environmental impacts of the Proposed Project, including its short- and long-term effects, and typical associated environmental effects;
- An identification of significant adverse environmental effects that cannot be avoided if the Proposed Project is implemented;
- A discussion of the Alternatives to the Proposed Project;
- An identification of irreversible and irretrievable commitments of resources resulting from implementation of the Proposed Project; and,

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- A description of mitigation measures proposed to minimize or avoid significant adverse environmental impacts of the Proposed Project.

## **ORGANIZATION AND EXPECTED CONTENT OF THE DEIS**

### **COVER SHEET AND GENERAL INFORMATION**

The Cover Sheet will identify: the Proposed Project; its location; the name, address, and phone number of the Lead Agency; the name and address of the Preparer of the DEIS; the document as a Draft Environmental Impact Statement; the Date of Acceptance of the DEIS by the Lead Agency; and the date of the Public Hearing and the closing of the Public Comment Period.

Additional information, to be provided on pages following the Cover Sheet, will list the name(s) and address(es) of all consultants involved in the preparation of the DEIS and their respective roles.

The DEIS will include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

A Table of Contents followed by a List of Tables and List of Figures will be provided.

## **1. EXECUTIVE SUMMARY**

The executive summary will include:

- Introduction
- Description of the Proposed Project
- List of all Approvals Required
- Statement of Project Purpose and Need
- Summary of significant adverse environmental impacts identified in each subject area
- Summary of mitigation measures proposed for significant adverse environmental impacts
- Description of Alternatives Analyzed

## **2. PROJECT DESCRIPTION**

### **2.1. PROJECT IDENTIFICATION**

The introduction will identify the document as the Draft Environmental Impact Statement for the Proposed Project and will describe the location and programmatic elements of the Proposed Project.



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#### **2.2. PROJECT DESCRIPTION**

This chapter will identify and describe the Project Site in text and graphics, including the Project Site location on the southern portion of the W. Averell Harriman State Office Building Campus (“Harriman Campus”), the Project Site within the context of the Harriman Campus, and current access to the Project Site from nearby areas of the Harriman Campus and the surrounding area. This section will also describe the environmental setting and constraints of the Project Site, the proposed use(s) on the Project Site, and vehicular and pedestrian circulation. A description of the parking and loading facilities will be included. Graphics will include illustrative site plans, building elevations, and renderings to supplement the narrative descriptions provided.

#### **2.3. PURPOSE AND NEED**

Description of the Applicant’s purpose and need for the Proposed Project.

#### **2.4. SITE HISTORY**

Description of previous use(s) and structures on the Project Site and the current condition of the Project Site.

#### **2.5. REQUIRED APPROVALS**

List and briefly describe discretionary and non-discretionary approvals required by State, County, and City agencies.

### **3. LAND USE, ZONING, AND PUBLIC POLICY**

This chapter will summarize the defining characteristics of the Project Site, including zoning, existing land uses, and applicable local plans/policies. The specific compatibility of the Proposed Project with surrounding land uses and zoning must also be discussed.

#### **3.1. LAND USE AND ZONING**

##### **3.1.1. EXISTING CONDITIONS**

Describe existing conditions on the Project Site and in the vicinity using narrative, photographs, and maps. The study area for the land use analysis will be the area within ¼-mile of the Project Site.

Describe the existing zoning for the Project Site and within the study area.

##### **3.1.2. POTENTIAL IMPACTS**

Describe the relationship of the Proposed Project with neighboring uses and discuss the effects of the Proposed Project on the general land use patterns for the anticipated Build-Year.

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Discuss the Proposed Project’s consistency with relevant local zoning provisions in general terms.

#### **3.1.3. MITIGATION MEASURES**

Discuss ways that identified significant adverse impacts to land use or zoning, resulting from the Proposed Project, if any, would be mitigated.

### **3.2. PUBLIC POLICY**

#### **3.2.1. EXISTING CONDITIONS**

Describe applicable public policies from relevant local plans and regulations, including:

- State Smart Growth Public Infrastructure Policy Act (2010)
- Albany County Economic Development Strategy (2020)
- City of Albany Unified Sustainable Development Ordinance (“USDO”) (2017)
- Albany 2030—The City of Albany Comprehensive Plan
- City of Albany Bicycle and Pedestrian Master Plan (2021)
- Harriman Research and Technology Park Market Assessment and Master Plan Study (2006)

#### **3.3. POTENTIAL IMPACTS**

Assess the compatibility of the Proposed Project with the applicable public policies identified in Existing Conditions.

#### **3.4. MITIGATION MEASURES**

To the extent that adverse impacts are identified, this section will identify and describe measures to avoid or mitigate significant adverse impacts to land use or zoning that may result from the Proposed Project.

### **4. STORMWATER MANAGEMENT**

This chapter will focus on the specific potential impacts of the Proposed Project to or from stormwater that could occur on the Project Site.

#### **4.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts resulting from the Proposed Project.

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#### **4.2. EXISTING CONDITIONS**

Identify and describe existing stormwater management facilities and drainage patterns on the site and within surrounding off-site areas located within the same drainage basin(s) (include map).

Calculate and describe the pre-development peak runoff rates for the 1-, 10-, and 100-year storm events.

#### **4.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Describe and show in graphics the proposed post-construction stormwater management system, including changes to existing drainage patterns and subsurface conveyance systems.

Calculate and describe the post-development peak run-off rates for the 1-, 10- and 100-year storm events.

Prepare preliminary stormwater quality calculations to satisfy the requirements of the City of Albany and the New York State Department of Environmental Conservation (“NYSDEC”).

Demonstrate compliance with City and State stormwater regulations, including those with respect to stormwater quality, quantity, and green infrastructure. Describe requirements to prepare a stormwater pollution prevention plan (SWPPP) for construction of the Proposed Project.

#### **4.4. MITIGATION MEASURES**

Identify and describe measures to avoid or mitigate significant adverse impacts on stormwater management as a result of the Proposed Project.

### **5. VISUAL AND COMMUNITY CHARACTER**

This chapter will focus on the specific impacts of the Proposed Project on visual resources and community character.

#### **5.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and if impacts are identified, measures proposed to mitigate impacts from the Proposed Project.

#### **5.2. EXISTING CONDITIONS**

Describe the visual character of the Project Site within the context of its surrounding area, including nearby areas of the Harriman Campus. The description will include text and graphics describing the Project Site and built structures in the surrounding area,

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including NYS Route 85 and landforms, topography, and vegetative cover. Existing condition photographs of the Project Site and surrounding area will be provided.

Identify and describe significant views into the Project Site from a range of representative publicly accessible vantage points, including the following: from the southeast across NYS Route 85 and the neighborhoods southeast of NYS Route 85; the neighborhoods immediately to the northeast and southwest of the Project Site; from the State University of New York at Albany campus to the northwest; and from vantage points to the northeast across Washington Avenue.

#### **5.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Qualitatively discuss the potential for changes to the existing visual and community character described above as a result of the Proposed Project. Discuss potential changes to the Project Site that could impact visual and community character. Describe and visually demonstrate the potential changes to the Project Site that would affect views from the vantage points described above using a combination of photographs depicting the existing conditions and photo-simulations depicting the proposed future conditions. Discuss the visual and architectural character of the proposed building and Proposed Project. Analyze changes to community character as a result of the proposed building on the Project Site. Use street level views and viewshed analysis from around the community to assess community character impacts.

#### **5.4. MITIGATION MEASURES**

To the extent that adverse impacts are identified, this section will identify and describe measures to avoid or mitigate significant adverse community character impacts that may result from the Proposed Project.

### **6. SOCIOECONOMIC IMPACTS**

This chapter will focus on the Proposed Project's potential impacts on socioeconomic conditions.

#### **6.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

#### **6.2. EXISTING CONDITIONS**

Describe the current demographic and workforce characteristics of the City of Albany in general, and the area surrounding the Project Site in particular.

Describe the socioeconomic activities attributable to the Project Site.

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#### **6.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Describe the population and estimate other demographic characteristics that are expected to occur as a result of the Proposed Project.

Estimate the changes in economic activity attributable to the Project Site as a result of development under the Proposed Project.

#### **6.4. MITIGATION MEASURES**

Identify and describe measures to avoid or mitigate significant adverse socioeconomic impacts that may result from the Proposed Project.

### **7. ENVIRONMENTAL JUSTICE**

#### **7.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project, if required.

#### **7.2. EXISTING CONDITIONS**

As Potential Environmental Justice Areas (“PEJAs”) were identified proximate to the Project Site, the DEIS will include an assessment of the potential for the Proposed Project to affect minority or low-income populations. The analysis will follow the guidance and methodologies in NYSDEC’s Commissioner Policy 29 (CP-29), “Environmental Justice and Permitting” (March 19, 2003). CP-29 sets forth guidelines for evaluation of adverse environmental impacts on minority or low-income populations. NYSDEC’s ArcGIS Webmap of PEJAs, as designated in 2020 updates, was reviewed to identify any PEJAs (minority and low-income communities).

The analysis will also consider potential disproportionate impacts on disadvantaged communities. The Project Site is located nearby a cluster of disadvantaged communities based on a review of areas identified as disadvantaged communities by New York State’s Climate Justice Working Group.<sup>1</sup> The closest disadvantaged community is located across Washington Avenue to the north. Additional minority and low-income communities were identified to the east of the Project Site. Following NYSDEC guidance, the environmental justice analysis will consist of the following steps:

- Define a study area to include all census block groups substantially within the area where any potential significant adverse impacts resulting from the Proposed Project could occur.

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<sup>1</sup> Map of NYS Disadvantaged Communities: <https://www.nyserda.ny.gov/ny/Disadvantaged-Communities>

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- Determine whether PEJAs are present in the study area. Following NYSDEC's methodology for identifying significant minority and low-income populations within the study area, the most recent and available U.S. Census Bureau's census demographic data will be acquired such as total population, race, and ethnicity, and poverty status at the census block group level for each census block group in the environmental justice study area. In addition, data will be compiled for the City of Albany as a whole, to allow for a comparison of study area characteristics with a larger reference area.

### **7.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

This analysis will identify any potential significant adverse environmental impacts that could occur within the study area as a result of the Proposed Project.

To comply with Executive Order 22 and pursuant to the Laws of New York (2022) *ECL* § 8-0113(2)(b), this analysis will also consider the direct or indirect impacts of the Proposed Project on any "disadvantaged communities" (as defined in *ECL* § 75-0101(5) and Executive Order 22), including whether the Proposed Project may cause or increase a disproportionate pollution burden on those communities. The United States Environmental Protection Agency's ("EPA") EJScreen<sup>2</sup> will be used to characterize the existing adverse pollution burden in the study area. Any potential disproportionate adverse pollution impacts from the Proposed Project will be identified and addressed.

The analysis will include a summary of the Proposed Project's public participation process, including outreach to disadvantaged communities, as well as any offsetting benefits.

### **7.4. MITIGATION MEASURES**

If warranted, identify and describe measures to avoid or mitigate significant adverse impacts as a result of the Proposed Project.

## **8. COMMUNITY FACILITIES**

This chapter will focus on the specific impacts of the Proposed Project to community facilities that could occur with the Project Site's development.

### **8.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project. The Proposed Project would not result in a demand for school services. It would also not impact or alter the demand for parks, recreation or open space. Therefore, no further analysis of

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<sup>2</sup> <https://www.epa.gov/ejscreen>

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public schools, parks, recreation or open space is required for the Proposed Project and these areas of community facilities will not be addressed in the DEIS.

## **8.2. PUBLIC SAFETY**

### **8.2.1. EXISTING CONDITIONS**

Describe the existing police, fire, and emergency medical services protection for the Project Site.

### **8.2.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Describe the anticipated need for emergency services from the various uses proposed on the Project Site.

Assess the capability of the City's emergency service providers to meet the projected demands of the Proposed Project. Discuss, as appropriate, how emergency services are currently provided to Wadsworth Center laboratory facilities and how the services would be provided to the Proposed Project.

Describe the emergency vehicle access provided by the Proposed Project. Describe specialized or unique emergency service needs that may be required as a result of the uses and building configurations proposed, including specialized training that would be provided for building staff and local emergency service providers.

### **8.2.3. MITIGATION MEASURES**

To the extent that adverse impacts are identified, this chapter will identify and describe measures to avoid or mitigate significant adverse impacts on emergency services as a result of the Proposed Project.

## **8.3. SOLID WASTE AND RECYCLING**

### **8.3.1. EXISTING CONDITIONS**

Describe existing City of Albany sanitation, solid waste, and recycling services provided to the Project Site and the capacity of such services.

### **8.3.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Describe potential impacts to City of Albany solid waste services from the Proposed Project. Estimate the amount of solid waste and recycling that would be generated from the Proposed Project.

Describe how solid waste and recycling would be stored and collected at the Project Site with the Proposed Project. Describe how solid waste and recycling vehicles would access and maneuver on the Project Site with the Proposed Project.

### **8.3.3. MITIGATION MEASURES**

Identify and describe measures to avoid or mitigate significant adverse impacts on solid waste services as a result of the Proposed Project.

## **9. INFRASTRUCTURE AND UTILITIES**

This chapter will discuss and analyze the specific impacts of the Proposed Project on water supply, sanitary wastewater, electric and gas infrastructure. Impacts to stormwater and roadway infrastructure are discussed in other chapters, as noted in this Scoping Document.

### **9.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

### **9.2. WATER SUPPLY**

#### **9.2.1. EXISTING CONDITIONS**

Using information provided by the City of Albany Department of Public Works (“DPW”) and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the existing municipal water supply infrastructure serving and surrounding the Project Site. Describe existing infrastructure for water supply on the Project Site.

Identify the source of potable water for the Project Site and the capacity of and current demand on that source.

#### **9.2.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Quantify the anticipated water demand (domestic and fire) of the Proposed Project.

Determine if the existing water conveyance system is adequate to serve the projected flows from the Project, taking into account planned improvements to that system.

Determine the capacity of the water supply system to serve the anticipated demands of the Project.

#### **9.2.3. MITIGATION MEASURES**

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project, including any necessary improvements to the water supply system.



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#### **9.3. SANITARY WASTEWATER**

##### **9.3.1. EXISTING CONDITIONS**

Using information provided by the City of Albany DPW and other available sources, describe in text and graphics the size, location, age, condition, and capacity of the sanitary sewer infrastructure serving and surrounding the Project Site. Describe existing wastewater infrastructure on the Project Site.

Identify the wastewater treatment plant that receives the sanitary wastewater flow from the Project Site and the capacity and current flow conditions at the plant.

##### **9.3.2. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Quantify the anticipated sanitary sewer flow generated by the Proposed Project.

Determine if the existing sanitary wastewater conveyance system is adequate to serve the projected flows from the Project, taking into account planned improvements to, and expected additional demands on, that system.

Determine if the capacity of the sewage treatment plant is adequate to serve the anticipated demands of the Project.

##### **9.3.3. MITIGATION MEASURES**

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project, including necessary improvements to the wastewater conveyance system and the elimination of existing inflow and infiltration.

#### **9.4. ENERGY USAGE (ELECTRICITY AND GAS)**

##### **9.4.1. EXISTING CONDITIONS**

Describe the existing electricity and gas service and infrastructure serving the Project Site and surrounding area, including location and conditions.

##### **9.4.2. FUTURE WITHOUT THE PROPOSED PROJECT**

Using information provided by DPW, identify improvements to the electric or gas systems planned or expected to be undertaken in the future without the Proposed Project.

##### **9.4.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Quantify the anticipated electric and gas demand from the Proposed Project. Based on information received from the electric and gas providers, determine if the capacities of the electric and gas systems are adequate to meet the projected demand of the Project.

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#### **9.4.4. MITIGATION MEASURES**

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project.

Describe the potential use of sustainable building and mechanical equipment design technologies as part of the design of the Proposed Project to maximize energy efficiency and reduce greenhouse gas (“GHG”) emissions. Describe operational policies that will be considered to minimize the use of energy and resultant greenhouse gas emissions during the Proposed Project’s operation.

## **10. TRAFFIC AND TRANSPORTATION**

This chapter will evaluate the potential impacts to traffic and transportation from the specific program advanced by the Proposed Project.

### **10.1. INTRODUCTION AND SUMMARY OF FINDINGS**

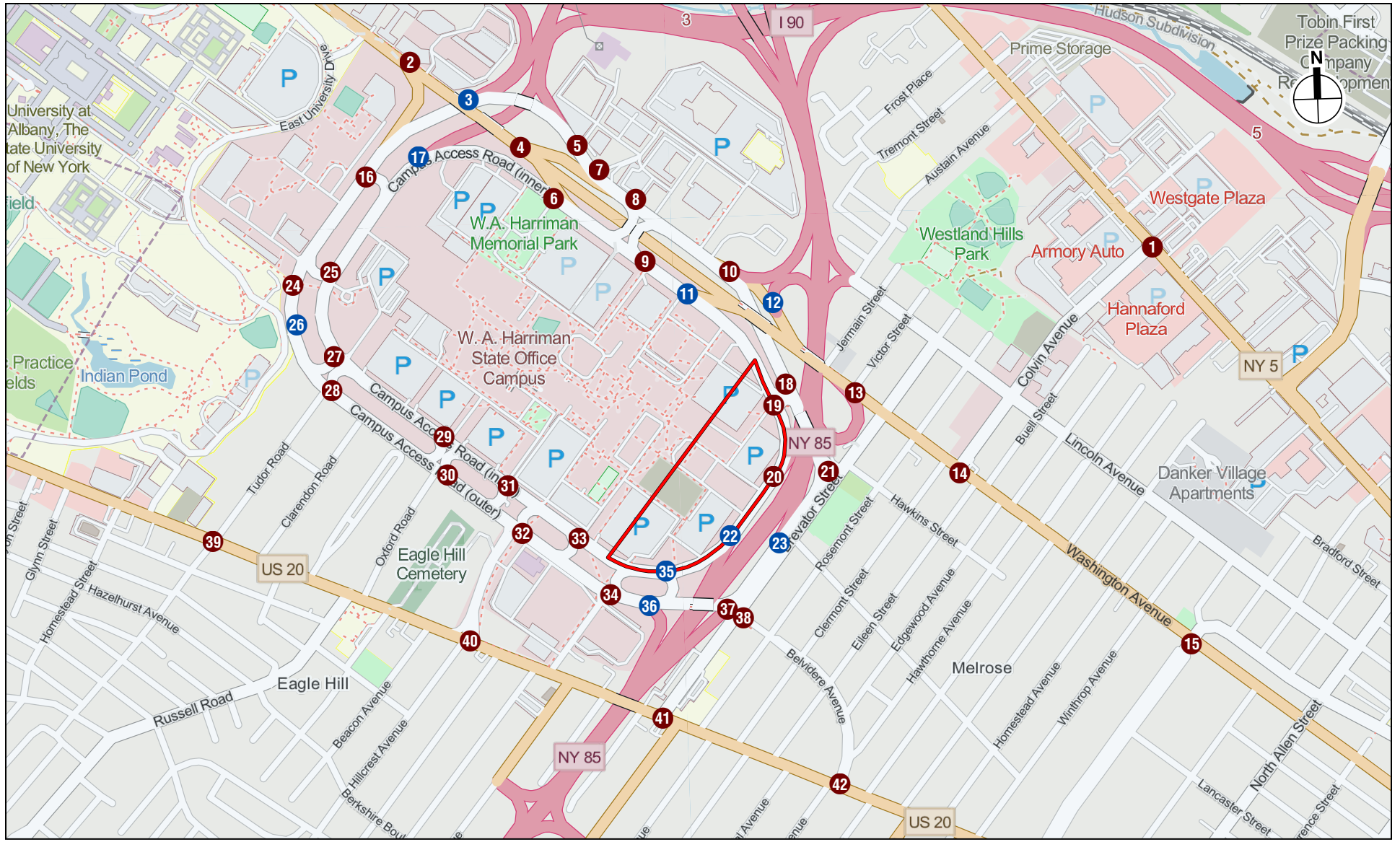
Summarize the existing conditions, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate significant adverse impacts from the Proposed Project on the traffic and transportation systems, if required.

### **10.2. EXISTING CONDITIONS**

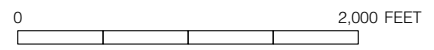
Describe the roadway characteristics in the area surrounding the Project Site. Conduct traffic counts at the following intersections and ramp merge and diverge areas during the weekday AM and PM peak hours:

Study Intersections (see **Figure 6**)

1. Central Avenue / Colvin Avenue
2. Washington Avenue/Campus Access Road/Washington Medical Arts Center Driveway
3. Campus Access Road/I-90 Off-Ramps\*
4. Washington Avenue/Campus Access Road Westbound Ramp
5. Campus Access Road/I-90 On-Ramps
6. Campus Access Road/Washington Avenue Eastbound Ramp
7. Campus Access Road/Patroon Creek Boulevard
8. Campus Access Road Westbound/U-Turn near Lot N
9. Campus Access Road Eastbound/U-Turn near Lot N
10. Campus Access Road Eastbound/Route 85 Southbound Off-Ramp/Washington Avenue Ramp
11. Washington Avenue/Campus Access Road Westbound Ramp
12. Washington Avenue Ramp/Route 85 Southbound On-Ramp\*



- Project Site
- Data Collection Location Only
- Analysis Location



Preliminary Traffic Study Locations  
**Figure 6**

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13. Washington Avenue/Route 85 Northbound On-Ramp
14. Washington Avenue/Colvin Avenue
15. Washington Avenue/Manning Boulevard
16. Campus Access Road Southbound/U-turn near Lot Y
17. Campus Access Road/I-90 On-Ramp split\*
18. Campus Access Road Westbound/U-Turn near Lot P
19. Campus Access Road Eastbound/U-Turn near Lot P
20. Campus Access Road/Route 85 Southbound Ramp merge
21. Harriman Campus Outer Ring / Brevator Street
22. Campus Access Road/Route 85 Southbound On-Ramp\*
23. Harriman Campus Outer Ring/Route 85 Northbound On-Ramp\*
24. Campus Access Road/Justice Drive
25. Campus Access Road Northbound/U-Turn near ETEC
26. Soc Ring Road/Transit Stop merge\*
27. Campus Access Road Westbound/U-Turn near Lot H
28. Soc Ring Road Eastbound/U-Turn near Lot H
29. Campus Access Road Westbound/U-Turn near Lot F
30. Soc Ring Road Eastbound/U-Turn near Lot F
31. Campus Access Road Westbound/Harriman Campus Road
32. Soc Ring Road Eastbound/State Campus Road
33. Campus Access Road Westbound/U-Turn
34. Campus Access Road Eastbound/U-Turn near Lot C
35. Campus Access Road Westbound/U-Turn near Lot C
36. Campus Access Road Eastbound/Route 85 Southbound On-Ramp\*
37. Campus Access Road/Harriman Campus Out Ring
38. Belvidere Avenue/Brevator Street
39. Western Avenue/Tudor Road
40. Western Avenue/Hillcrest Avenue/State Campus Road
41. Western Avenue/Brevator Street
42. Western Avenue/Belvidere Avenue

\* Indicates traffic volume data collection only

#### Study Ramp Merge and Diverge Areas

- I-90 Eastbound Off-Ramp at Exit 4
- I-90 Westbound On-Ramp at Exit 4
- I-90 Eastbound Off-Ramp at Exit 4 to Route 85

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- I-90 Westbound Off-Ramp at Exit 4
- I-90 Eastbound On-Ramp at Exit 4
- Route 85 Southbound Off-Ramp
- Route 85 Northbound Off-ramp
- Route 85 Southbound On-Ramp

Conduct capacity analysis (Level of Service analysis) for each of the above intersections using SYNCHRO software for intersections and Highway Capacity Software (“HCS”) for ramp merge and ramp diverge areas. Summarize the existing Levels of Service in tabular format.

The public transportation systems and pedestrian/bicycle facilities within the study area will be summarized, including the location of bus stops, frequency of service, and the presence of passenger amenities.

The most recent 5 years of available crash data records from the New York State Department of Transportation (“NYSDOT”) will be obtained and summarized in tabular form to determine general vehicular safety conditions in the study area.

Estimate traffic volumes in the study area in the future without the Proposed Project utilizing a background growth factor based on historical data, and estimated traffic volumes from other pending or approved projects in the area, if any, in consultation with the City of Albany, Capital Region Transportation Council, NYSDOT, and New York State Office of General Services (“OGS”). Calculate the traffic volumes for each of the peak hours in the future without the Proposed Project and show on a figure.

Identify significant planned improvements in the transportation network by NYSDOT, City of Albany, OGS, and/or the local jurisdictions and incorporate those improvements, where applicable, into the analysis models. Conduct capacity analysis (Level of Service analysis) for each of the study intersections and ramp merge and diverge locations for the future without the Proposed Project. Summarize the Levels of Service in tabular format.

### **10.3.POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Estimate “Site Generated Traffic” based on the anticipated employment population of the Proposed Project. Assign the Site Generated Traffic to the roadway network based on the anticipated arrival and departure distributions.

Combine the Site Generated Traffic Volume with the No-Build traffic volumes to obtain the “Build Traffic Volumes” for the peak hours (the “Build” condition) and show on a figure.

Conduct capacity analysis (Level of Service analysis) for each of the study intersections and ramp merge and diverge locations for the Build condition. Summarize the Levels of Service in tabular format for the Build condition.

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Describe on-site circulation of vehicles (auto, truck, and bus) and pedestrians. Identify on-site parking proposed for the Project, including the basis for the parking ratios utilized. Identify on-site parking proposed for the Proposed Project, including the basis for the parking ratios utilized.

Qualitatively discuss impacts or benefits to the pedestrian/bicycle and transit network.

#### **10.4.MITIGATION MEASURES**

Based on the results of the traffic and transportation analyses, identify practicable improvements to the traffic and transportation systems where necessary. The benefits of any proposed improvements will be identified consistent with the methodology and format of the project-impact analysis.

## **11. AIR QUALITY AND CLIMATE CHANGE**

This chapter will evaluate the potential impacts to air quality from the Proposed Project.

### **11.1.INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions survey, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

### **11.2.EXISTING CONDITIONS**

Describe existing ambient air quality using information from NYSDEC's Ambient Air Quality Monitoring Network. In addition, describe the latest information regarding the status of the State Implementation Plan ("SIP") and attainment status.

### **11.3.POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

#### **11.3.1. STATIONARY SOURCE ANALYSIS**

Potential impacts from fossil fuel-fired equipment associated with the Proposed Project will be evaluated. The analysis will identify the location and nature of combustion sources for the Proposed Project and will assess the emissions and potential impacts from these units.

If the potential for air quality impacts are identified, an air quality modeling analysis will be performed using the EPA AERMOD dispersion model, detailed building and receptor information, and five years of meteorological data and upper air data, following applicable EPA and NYSDEC guidance. Modeled pollutant concentrations will be compared with National Ambient Air Quality Standards ("NAAQS") to determine if significant adverse air quality impacts are expected.

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#### *11.3.1.1.1. Laboratory Spill Analysis*

Emissions from the Proposed Project's operations associated with the expected use of potentially hazardous materials in the proposed laboratories and emissions from the laboratory exhaust systems will be evaluated. This will include an assessment of the procedures and systems that would be employed in the proposed laboratories to ensure the safety of staff and the surrounding community in the event of a chemical spill in one of the proposed laboratories. Information will be reviewed on chemicals and storage quantities that would be expected at the proposed laboratories. Information on toxicity, volatility, and other relevant characteristics will be reviewed, along with active and operational control measures to minimize any potential air quality impacts.

### **11.3.2. MOBILE SOURCE ANALYSIS**

#### *11.3.2.1.1. Carbon Monoxide ("CO")*

Perform a screening analysis of intersections evaluated under the traffic analysis to determine the potential for significant carbon monoxide impacts and which locations may need further detailed study. Intersections will be chosen based on the procedures outlined in the NYSDOT *The Environmental Manual ("TEM")*, or latest available NYSDOT guidance and the EPA's *Guidelines for Modeling Carbon Monoxide Roadway Intersections*.

For intersections with a Level of Service of "D" or worse in the Build Condition, use the TEM capture criteria to determine whether intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections. The intersections selected for the screening analysis will be based on the traffic network.

If any intersections do not pass the volume threshold screening criteria, a mobile source analysis would be performed using vehicular CO engine emission factors from the EPA MOVES4 model based on provided speed and vehicle mix data and the EPA AERMOD dispersion model to predict the maximum change in carbon monoxide concentrations, and to determine if the potential for exceedances of the carbon monoxide ambient standard exists at intersections near the Project Site. The area to be included in this modeling effort following EPA's recommendations in the *Guideline for Modeling Carbon Monoxide from Roadway Intersections* (i.e., all significant mobile source emissions within 1,000 feet of the intersection of concern) will be determined.

#### *11.3.2.1.2. Particulate Matter ("PM")*

Perform a screening analysis for PM less than 10 microns and less than 2.5 microns in diameter ("PM<sub>10</sub>" and "PM<sub>2.5</sub>") from mobile sources. Based on EPA guidance regarding PM, traffic data for the intersections that would be affected by the Proposed Project, such as the Level of Service at these intersections, the increase in the number of diesel vehicles, and potential receptor locations will be considered to determine whether a refined microscale modeling analysis would be warranted for PM<sub>10</sub> and PM<sub>2.5</sub>.

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If the screening analysis indicates the need for a refined PM analysis, maximum predicted PM<sub>10</sub>/PM<sub>2.5</sub> concentrations will be determined using appropriate MOVES emission factors and applying corresponding traffic data included in the traffic analysis. Following the procedures outlined in the *Transportation Conformity Guidance for Quantitative Hot-Spot Analyses in PM<sub>2.5</sub> and PM<sub>10</sub> Nonattainment and Maintenance Areas (October 2021)*, 24-hour PM<sub>10</sub> and PM<sub>2.5</sub> and annual average PM<sub>2.5</sub> concentrations will be determined using the EPA's AERMOD model at simulated receptors for the critical analysis year. Using the procedures in the Transportation Conformity guidance, four peak hour periods (morning peak, midday, evening peak, and overnight) will be analyzed using the latest available 5-year dataset from the most representative meteorological station near the Proposed Project. Maximum predicted PM<sub>10</sub>/PM<sub>2.5</sub> concentrations will be compared to the NAAQS and the potential for significant adverse air quality impacts would be determined.

#### **11.3.3. GREENHOUSE GAS EMISSIONS**

Greenhouse Gas "GHG" emissions generated by the Proposed Project will be quantified for operational phase and qualitatively discussed for the construction phase. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent (CO<sub>2e</sub>) metric tons per year. GHG emissions other than carbon dioxide (CO<sub>2</sub>) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential. An assessment of the Proposed Project will also be performed to show consistency with the Statewide GHG emission limits established under the Climate Leadership and Community Protection Act ("CLCPA").

#### **11.4. MITIGATION MEASURES**

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

## **12. NOISE**

This chapter will address whether the proposed project would result in a significant increase in noise levels (particularly at sensitive land uses such as residences). This assessment will be conducted consistent with the guidance set forth in the NYSDEC policy, "Assessing and Mitigating Noise Impacts."

#### **12.1. INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the existing conditions analysis, the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.



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#### **12.2.EXISTING CONDITIONS**

A maximum of four nearby sensitive receptor locations will be selected. Receptor locations will include locations adjacent to the proposed project area and along roadways to/from the Project Site. At each of the selected receptor locations, conduct 20-minute field measurements of existing noise levels (representative of 1-hour noise levels) during each of two weekday peak periods using a Class 1 sound level meter. Measurements will include A-weighted and 1/3-octave band equivalent and statistical levels. Where necessary, measurements will be supplemented by mathematical model results to determine an appropriate base of existing noise levels. The results of the noise measurement program will be analyzed and tabulated.

#### **12.3.POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

At each receptor location identified above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels, and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project. It is assumed that outdoor mechanical equipment would be designed to meet applicable regulations and no detailed analysis of potential noise impacts due to outdoor mechanical equipment will be performed.

Noise levels will be determined for the full build-out analysis year using existing noise levels, acoustical fundamentals, proportional modeling techniques, and parking lot noise analysis methodology specified by the Federal Transit Administration. Compare noise levels with standards, guidelines, and other criteria, and impact evaluation.

#### **12.4.MITIGATION MEASURES**

Describe measures, if any, which will be implemented to mitigate potentially adverse impacts from the Proposed Project as identified in the analysis above.

### **13. HAZARDOUS MATERIALS**

This chapter will focus on the specific potential impacts of the Proposed Project related to hazardous materials.

#### **13.1.INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the key findings of the Phase I Environmental Site Assessment (“ESA”) (and Phase II Investigation if one is conducted), the analysis of the potential impacts of the Proposed Project, and measures proposed to mitigate impacts from the Proposed Project.

#### **13.2.EXISTING CONDITIONS**

Using data compiled from the Phase I ESA (and Phase II investigation if one is conducted) and any other relevant information provided by the Applicant, identify potential or known locations of contamination and types of contaminants likely to be

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found throughout the Project Site. This will include the potential for hazardous materials or other contaminants to be present in subsurface areas where new development would occur as part of the Proposed Project.

#### **13.3.POTENTIAL IMPACTS OF THE PROPOSED PROJECT**

Identify potential impacts of the Proposed Project with respect to hazardous materials as a result of the Proposed Project, both during project construction and during the project's operation. This assessment will identify potential impacts from any excavating, drilling, or other site disturbance that may occur during construction. The assessment will also discuss applicable federal, state, and local laws and regulations related to the handling, storage, and management of bio-hazardous materials, radioactive materials, and other chemicals associated with the operation of the Proposed Project.

#### **13.4.MITIGATION MEASURES**

Identify and describe measures to avoid or mitigate significant adverse impacts from hazardous materials that may result from the construction or operation of the Proposed Project. Measures may include, but are not limited to, confirmation of existing contamination and preparation of a work plan and/or action plan(s) to mitigate the potential impacts during construction and future operation. Mitigation measures during construction may include dust and vapor control and the implementation of a work zone and community safety plan. Mitigation measures during facility operations may include potential engineering controls such as a vapor mitigation system (if indicated based Phase II investigation results), and a description of applicable regulatory programs that will be followed when managing the future use and storage of hazardous materials.

## **14. CONSTRUCTION**

This chapter will focus on the specific potential impacts of the Proposed Project during the construction period.

#### **14.1.INTRODUCTION AND SUMMARY OF FINDINGS**

Summarize the major phases of construction, potential significant adverse impacts expected to result from construction, and measures proposed to mitigate those significant adverse impacts.

#### **14.2.CONSTRUCTION SCHEDULE**

Generally describe the construction schedule and timeline by phase of construction. Identify preliminary construction staging areas and areas for construction worker parking.

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#### **14.3.CONSTRUCTION PERIOD IMPACTS AND MITIGATION**

##### **14.3.1. TRAFFIC AND TRANSPORTATION**

Identify temporary impacts to the traffic network resulting from construction activity. This assessment will consider increases in vehicle trips from construction workers and equipment and potential impacts from truck traffic.

Identify mitigation measures necessary to mitigate potential significant adverse impacts to traffic and transportation during the Project's construction. This will include limitations on hours of construction as well as truck routing.

##### **14.3.2. AIR QUALITY**

Qualitatively discuss potential air quality impacts from mobile source emissions from construction equipment and worker and delivery vehicles and fugitive dust emissions, and how emissions impacts will be addressed.

##### **14.3.3. NOISE**

Qualitatively discuss potential noise impacts from each phase of construction activity and describe requirements and limitations on hours of construction work as well as best management practices. This assessment will be conducted consistent with the guidance set forth in the NYSDEC policy *Assessing and Mitigating Noise Impacts*.

##### **14.3.4. CONSTRUCTION MANAGEMENT PROTOCOL**

Discuss Construction Management Protocol, including the requirements for a Construction Management Plan. Identify the key elements of the Construction Management Plan that are relevant to the Proposed Project.

#### **15. ALTERNATIVES**

SEQRA requires a description and evaluation of a range of reasonable alternatives to the Proposed Project that are viable as well as technologically and economically feasible. The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

This chapter will provide a narrative description of each alternative listed below. For each alternative, this chapter will evaluate the potential environmental impacts of each impact category. If the impacts of the alternative for a given environmental impact category are expected to be the same as the Proposed Project, a description of why will be provided.

##### **15.1.NO ACTION**

This alternative will assess Project Site conditions if the Proposed Project is not constructed. Under the No Action Alternative, the Project Site will remain in its current

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undeveloped and vacant condition. The Wadsworth Center's existing five facilities will remain at their existing locations in the Greater Albany area. The Wadsworth Center's operations will not benefit from consolidation and centralization that would provide opportunities to maximize resources in support of public health testing, research and learning opportunities within a purpose-built, state-of-the-art laboratory facility.

#### **15.2. OTHER ALTERNATIVES**

This section will describe and evaluate other alternatives while accounting for the Proposed Project's purpose and need.

### **16. CUMULATIVE IMPACTS**

This chapter will identify and summarize the potential cumulative impacts of the Proposed Project in conjunction with other past, present, and reasonably foreseeable future actions. Under SEQRA, cumulative impacts must be assessed when actions are proposed, or can be foreseen as likely, to take place simultaneously or sequentially in a way that the combined impacts may be significant. The assessment of cumulative impacts will be limited to consideration of reasonably foreseeable impacts, not speculative ones.

As part of this assessment, DASNY will identify other projects, if any, potentially occurring within or nearby the Project Site and within a similar timeframe as the Proposed Project.

### **17. UNAVOIDABLE ADVERSE IMPACTS**

Identify those adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Project is implemented.

### **18. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

Identify irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Project should it be implemented.

### **19. GROWTH-INDUCING ASPECTS**

Identify growth-inducing aspects related to the Proposed Project.

\*